

City of Houston

Request for Support Resolution from City of Houston for 9% Tax Credits

Instructions

The 2017 Qualified Allocation Plan (“QAP”) promulgated by the Texas Department of Housing and Community Affairs (“TDHCA”) offers a certain number of points for support or non-opposition to a project with a resolution from the City Council of the City of Houston, Texas, (the “City”). The following is a discussion of the process for obtaining a resolution from the City of Houston.

What are the criteria that the City will use to determine whether it will offer a resolution of support, a resolution of no objection, or no resolution at all?

The City’s Housing and Community Development Department (“HCDD”) will evaluate the information requested from the Applicants in the **Request for Support Resolution – 2017** (the “Request”) found on its website, along with the required attachments, and will make a recommendation to the City Council with respect to each Request. HCDD’s priorities at this time include:

- Major renovation of older multifamily properties if the renovation is combined with an effort to deconcentrate poverty
- Revitalization of the Community Revitalization Areas (CRAs) and CRA Outreach areas funded in part by the State of Texas Disaster Relief Program Round 2 (“DR2 Program”)
- Construction of housing for large families (3 or more bedroom units) located near quality elementary schools
- Once announced, revitalization of Mayor’s identified Complete Communities

Major renovation

The City is concerned that ongoing revitalization of low income neighborhoods – particularly the CRA and CRA Outreach Areas - can eventually lead to gentrification and the loss of affordable housing for low income residents, many of whom have lived in these neighborhoods for generations. It is the goal of HCDD to maintain affordable housing stock in these neighborhoods and to preserve the institutions and community resources so precious to its residents. HCDD anticipates that the result will be vibrant economically, socially, and racially integrated communities that will maintain their original charm and character, while paving the way for an influx of new urban dwellers.

Community Revitalization Areas

The CRA and CRA outreach areas were determined in a two-year data gathering and planning program involving input from (a) local organizations and individuals in the communities affected by Hurricane Ike, (b) advocates for Fair Housing, (c) HUD representatives and (d) City officials. The boundaries of each area are defined in the attached map.

Single family and multifamily repair or replacement housing will be underway in these areas through Disaster Recovery Round 2 grants. The single family and multifamily developments funded in part by the DR2 Program will serve as catalysts to revitalize these areas and promote diversity in the neighborhoods. HCDD invites developers to further revitalize these communities and promote diversity of its tenants.

Housing for large families

The City is aware of an on-going shortage of 3- and 4-bedroom affordable units, and hopes to increase the availability of affordable housing for large families. The City will prioritize housing for large families zoned to quality elementary schools.

Selection Criteria

Factors including but not limited to the developer's qualifications and history, the project's merits, the project's neighborhood amenities, and neighborhood demographics - including the avoidance of concentration of poverty and race as they relate to Fair Housing and Site and Neighborhood requirements by HUD - will be taken into account. HCDD reserves the right to revise or amend the aforementioned criteria at its sole discretion.

How can developers apply for a resolution of support or a resolution of no opposition?

1. Review the Instructions and complete and submit the Request for Support Form on the HCDD website at: http://www.houstontx.gov/housing/multifamily_development.html in the Multifamily section. Please note that the Resolution will include the entity name you put on this application. If the incorrect entity name is submitted, HCDD will not provide a corrected resolution.
2. Attach a location map and itemized list showing any other government supported affordable housing, including those with Housing Tax Credits, City support, or Public Housing of the Houston or Harris County Housing Authorities ownership, within a two mile radius of the property.
3. Attach a **narrative** that describes the development and how it will benefit its residents, the immediate community and the City of Houston.
4. Attach a preliminary development budget and preliminary operating proforma
5. Attach the following pages from your TDHCA pre-application for Housing Tax Credits:
 - (i) Self-scoring
 - (ii) Census Tract Map with development site identified
 - (iii) Mandatory Community Assets Map
6. Attach all letters of support or opposition to your project.
7. Attach the Certification form (below).
8. Seek letters of support from stakeholders, community organizations, elected officials, and other interested parties.
9. Deadline for submittal: **5 p.m. Tuesday, January 17, 2017.**
10. **APPLICANT MUST ATTEND ALL CITY COUNCIL MEETINGS – INCLUDING HOUSING AND COMMUNITY AFFAIRS COMMITTEE MEETINGS – WHERE THESE RESOLUTIONS ARE DISCUSSED. We will inform you, using the email addresses you provide on the Request worksheet, of the meeting dates as soon as they are determined. Failure to attend these meetings can invalidate your request.**

Submit all of the above information by email to Juanita.moore@houstontx.gov

Deliver one hard copy to: Juanita Moore

City of Houston, Housing and Community Development Department
601 Sawyer, 4th Floor
Houston, TX 77007

Certification to the City of Houston

regarding

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I, _____, _____ of _____
Name Title Applicant Name

certify that all of the information in this application and exhibits is true and complete to the best of my knowledge. The statements are made for the purpose of obtaining a resolution or resolutions from Houston City Council. I understand that false statements may result in forfeiture of benefits and possible prosecution by the City Attorney.

Signature

Date